

SITE PLAN COMMITTEE
JUNE 11, 2002

1. ROLL CALL

The meeting was called to order at 4:12 p.m. Committee members present were Vice-Chair James Aucamp, Jr., Julie Aitken, Michael Crowley and Sam Engel, Jr. Also present were Planner Chris Gratz and Secretary Janet Gale recording the meeting. Chair Jeff Evans was absent.

2. APPROVAL OF MINUTES: May 21, 2002

Mr. Crowley made a motion, seconded by Ms. Aitken, to approve the minutes of May 21, 2002. In a voice vote, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

3.1 SP 4-1-02, New Building for Mainguy Landscape, 1855 Flamingo Road (AG)

Lee Moldoff and Robert Mainguy, representing the petitioner, were present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval subject to a condition as outlined in the report).

Mr. Moldoff provided a rendering of the building which included the color scheme. He advised of the intent of the site and the function of the proposed building. Mr. Moldoff answered questions regarding the 7,000 square foot office/warehouse building and clarified the intended usage.

A lengthy discussion ensued regarding what the Code allowed in so far as operating a landscape business and retail sales of agricultural products on the site. Zoning uses were questioned and Mr. Moldoff affirmed his belief that it was the appropriate zoning category as the use of the building was ancillary to the agricultural use of the property. Vice-Chair Aucamp cautioned that there may be a potential for problems as two other similar businesses, Bushel Stop and Dinosaur, had been closed down. Mr. Moldoff indicated that there were distinct differences in this case and was comfortable about pursuing the project. Mr. Engel was concerned about the dumpster location and worked with the applicants to resolve the problem.

Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to staff's recommendation regarding lighting; that the dumpster be relocated within the southwest corner of the paved area of the site; and a footnote for Council's attention - the Committee felt that it was a commercial building located on agricultural zoned land.. In a roll call vote, the vote was as follows: Chair Evans - absent; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 4-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed

6. COMMENTS AND/OR SUGGESTIONS

Mr. Engel noticed that an asphalt sidewalk was being installed at "Butters" construction site by the Publix which was being constructed on Nova Drive and he hoped that this was temporary as he believed it should be a concrete sidewalk. Mr. Gratz invited Mr. Engel to review the plans.

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7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:58 p.m.

Date Approved: _____

Chair/Committee Member